

**2014-012549**

Klamath County, Oregon

12/04/2014 12:13:13 PM

Fee: \$47.00

After recording return to:

JAMES F. STAATS

PO BOX 468

Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:

JAMES F. STAATS

PO BOX 468

Chiloquin, OR 97624

Escrow No. MT102169DS

Title No. 0102169

SWD r.020212

STATUTORY WARRANTY DEED

MATTHEW THOMAS SHAEFER and ALICIA LOUISE SHAEFER, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JAMES F. STAATS,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning at the North 1/4 corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°56'41" East on the North line of said Section 31, a distance of 253.15 feet to the West right of way line of State Highway No. 62; thence South 11°51'08" East, on said right of way line a distance of 334.42 feet; thence West to a point on the East right of way line of State Highway 422, said point being South 5°48'34" East a distance of 330.11 feet from the North line of said Section 31; thence North 5°48'34" West, on said East right of way line a distance of 330.11 feet to the North line of said Section 31; thence South 89°56'41" East a distance of 959.70 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$336,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

4700

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2 day of December, 2014.


MATTHEW THOMAS SHAEFER


ALICIA LOUISE SHAEFER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 2nd, 2014 by MATTHEW THOMAS SHAEFER and ALICIA LOUISE SHAEFER.


(Notary Public for Oregon)

My commission expires November 14, 2016

